FOR SALE

5826 HAWK SPRINGS – BUILDING 2, SAN ANTONIO, TEXAS 78249

AGENTS

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PROPERTY OVERVIEW

Key Property Highlights

- Offered vacant or with a short-term 6–12 month leaseback—attractive for both owner-users and income-minded investors
- ±12,000 SF freestanding industrial facility on ±1.29 acres with I-1 zoning in Northwest San Antonio
- Efficient layout: ±2,097 SF office, ±1,999 SF kitchen/production, and ±7,904 SF warehouse (includes ±1,600 SF of cold storage: 20'x20' freezer & 20'x60' cooler)
- Food-ready infrastructure ideal for commissary, catering, CPG production, or specialty distribution use
- Concrete tilt-wall construction with 18' clear height, 3-phase power, sprinkler system, and mix of dock-high and grade-level loading
- Located in a high-demand labor corridor with strong population growth (+5.08%) and average HH income over $100K within a 5-mile radius

Deal Summary

5826 Hawk Springs Rd offers a ±12,000 SF industrial building tailored for owner-users or investors seeking a flexible food-ready facility. The building is equipped with ±2,097 SF of finished office, ±1,999 SF of commercial-grade kitchen and production area, and ±7,904 SF of warehouse space — including ±1,600 SF of built-in freezer and cooler storage.

The property sits on ±1.29 acres and features modern tilt-wall construction, 18' clear heights, dock-high and grade-level loading, and fire suppression. It is zoned I-1 and strategically positioned with quick access to Loop 1604, I-10, and UTSA Boulevard.

Offered either vacant or with a short-term 6–12 month sale-leaseback, this listing presents a rare opportunity for users in the food, logistics, or specialty services sectors or for investors looking to capture value in a supply-constrained flex market.

BUILDING SPECS

Property Details

- **Property Type:** Industrial
- **Asking Price:** Contact Broker
- **Available SF:** **Total Building Size:** ±12,000 SF

  Office: ±2,097 SF

  Kitchen/Production Area: ±1,999 SF

  Warehouse (including cold storage): ±7,904 SF; includes ±20' x 20' freezer and ±20' x 60' cooler (±1,600 SF total)
- **Year Built / Renovated:** 2013
- **Parcel Size (Acres or SF):** 1.29 Acres (or 56,540 SF)
- **Zoning:** I-1
- **Clear Height (Warehouse):** 18'
- **Warehouse Doors:** Two 10x10 dock high OH doors

  One 10x14 grade level OH door

  One 16x12 grade level OH door
- **Power:** 3 Phase
- **Construction:** Concrete Tilt-wall
- **Fire Sprinklers:** Yes
- **Roofing:** Pitched metal roof

BUILDING PHOTOS

BUILDING PHOTOS

BUILDING PHOTOS

SURVEY

Stouffer

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5826 HAWK SPRINGS BLDG 2, SAN ANTONIO, TX: S-202064

PARCEL OVERVIEW

AERIAL MAP

THE SHOPS AT LA CANTERA
SANTIKOS ENTERTAINMENT
LOWE'S
SONIC
WHATABURGER
McDONALD'S
Chick-fil-A
DRURY INN & SUITES
Six Flags FIESTA TEXAS
TORCHY'S TACOS
LOOP 1604
UTSA The University of Texas at San Antonio
aloft HOTEL
PAPPADEAUX
INTERSTATE 10
ROSS DRESS FOR LESS
TARGET
COSTCO WHOLESALE
Sam's CLUB
W Hausman Rd
ROCK & BREWS
5826 HAWK SPRINGS BLDG #2
CHICKEN N PICKLE
crumbl cookies
Burlington
Michaels
TJ·maxx
JCPenney
DOLLAR TREE
HOBBY LOBBY
Walmart
DeZavala Rd
THE HOME DEPOT
McALISTER'S DELI
Culver's
FAKE 5
BUFFALO WILD WINGS
FIVE GUYS
SPEC'S
Wendy's
H-E-B
TACO BELL
Krispy Kreme
Bill Miller
DUNKIN' DONUTS
ROSS
SALTGRASS STEAK HOUSE
UMIYA
Walmart Neighborhood Market

DEMOGRAPHICS

Population Growth

+5.08%

projected over the next 5 years

Avg Household Income

$106,314

Labor Pool

Over 179,000 employees across 16,000+ businesses nearby

Business Density

High concentration of light industrial, tech, logistics, and service-sector operations

Commuting Accessibility

Located near DeZavala & Loop 1604

Education

40.4%

hold Bachelor's degree or higher

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____